



SWC 35TH AVE & BASELINE RD | LAVEEN, AZ
±3.15 ACRES AVAILABLE (DIVISIBLE)
FOR GROUND LEASE OR B.T.S

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PROPERTY SUMMARY

Property Information

- Commercially zoned land on the hard corner of 35th Ave & baseline Rd
- ±Half a mile from Cesar Chavez High School (±2,615 students)
- Strong fully signalized intersection with ±51,700 VPD (ESRI)
- High household incomes
- Multiple national retailers at intersection

Property Size

- Total available: ±3.13 Acres; ±136,356 SF (Divisible)
 - APN: 300-14-201: ±1.90 Acres (±82,759 SF)
 - APN: 300-14-202: ±1.23 Acres (±53,597 SF)
- Zoning: C-2; perfect for Fast Food, Car Wash, Gas/C-store, Dental, etc.

Neighboring Tenants



AREA HIGHLIGHTS

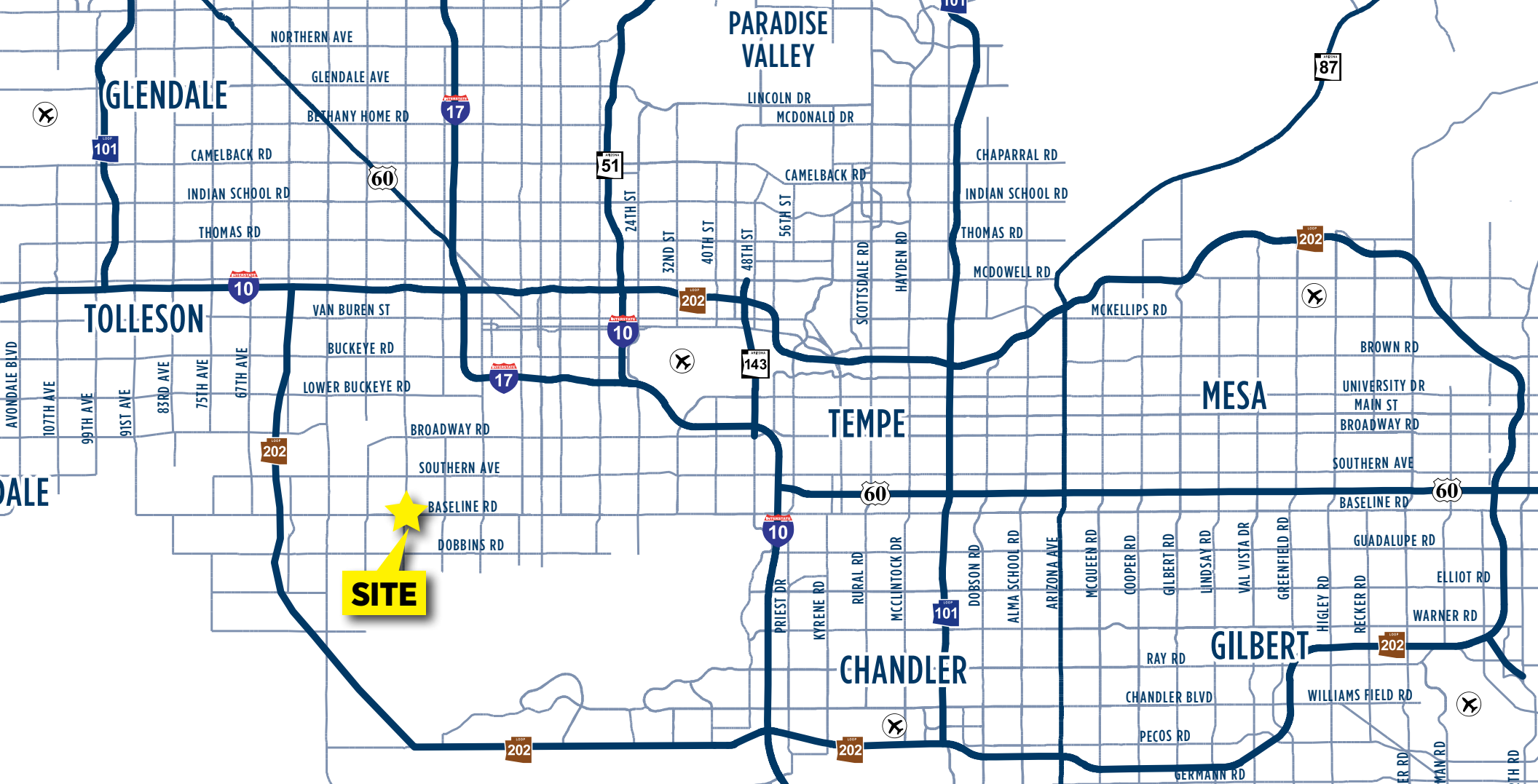
| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------------|----------|----------|----------|
| Population | 10,485 | 74,720 | 164,351 |
| Average Household Income | \$87,254 | \$85,111 | \$73,563 |
| Daytime Population | 8,685 | 61,773 | 147,142 |



SITE

SINGLE FAMILY HOUSING

| | 50 - 100 Lots | 100 - 200 Lots | 200 - 300 Lots | 300 - 400 Lots | 400 - 500 Lots | 500 - 600 Lots | 600 - 700 Lots | 700 - Above Lots |
|----------------------|---------------|----------------|----------------|----------------|----------------|----------------|----------------|------------------|
| Total Number of Lots | 2,664 | 6,549 | 2,987 | 2,089 | 3,364 | 2,739 | 3,178 | 3,868 |



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